

March 9, 2007



# REVISED MEMORANDUM

**To:** Westport Planning and Zoning Commission  
**From:** Glenn Chalder, AICP  
**Date:** March 9, 2007  
**Subject:** **Regulation Concepts  
Residential Structures**

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Following up on the discussion from the March 8 PZC meeting, I have prepared preliminary regulatory language (for discussion purposes) intended to guide residential development in Westport.

There is a public informational meeting on these concepts scheduled for:

**Thursday, March 15<sup>th</sup> @ 7:00 PM  
Town Hall Auditorium**

I look forward to discussing these concepts and public comments with the Commission at the March 22<sup>nd</sup> meeting.

**The purpose of these regulation changes is to help manage the size and bulk of residential structures, especially on smaller lots.**

**The main zoning tools to manage size and bulk are:**

- building height
- coverage
- setbacks

**The following regulation changes are grouped under these general headings.**

# BUILDING HEIGHT

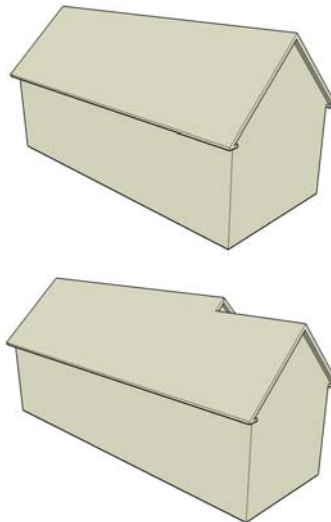
The following definition of “building wing” is proposed so that the height of a building can be measured based on several wings rather than the building as a whole. This will allow buildings to relate better to the topography of a site.

***Building Wing (or distinct portion):***

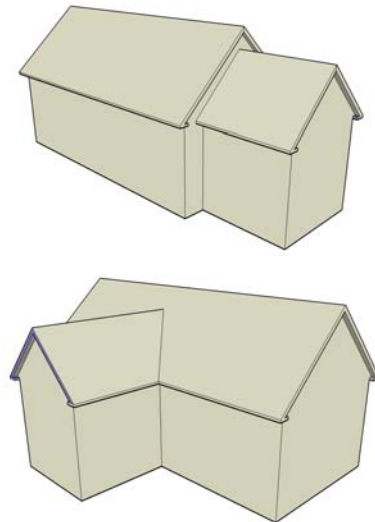
A portion of a building, defined by the footprint, which does not share a roof plane with another portion of the same building and where the roof ridge is offset from another roof ridge by three (3) feet or more.

***NEW***

**Buildings Without a Wing or Distinct Portion**



**Buildings With A Wing or Distinct Portion**



The following definition of “average grade” is proposed since it provides the basic elevation that building height will be measured from.

On flatter sites, it is thought that most people will measure building height for the entire building. On more sloping sites, it is thought that most people will measure building height for each wing separately. As long as each wing complies, then the building as a whole will be considered to comply with building height.

The decision about how to document compliance (entire building or building wing) is up to the applicant.

**Average Grade:**

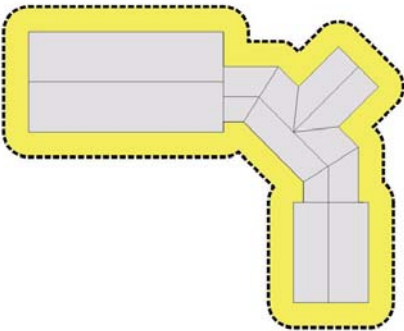
**NEW**

*The average grade for a building, building wing, or other structure shall be an elevation established by determining the average ground elevation within 10 feet of the building or other structure (using the lower of existing or proposed ground elevations) provided that such ground elevations are on the same property and are located outside of a building. The number of points necessary for an "average" computation shall be based on appropriate contour intervals or spot elevations as required by the Planning and Zoning Commission.*

**Average Grade For  
An Entire Building**

**Average Grade (Building)**

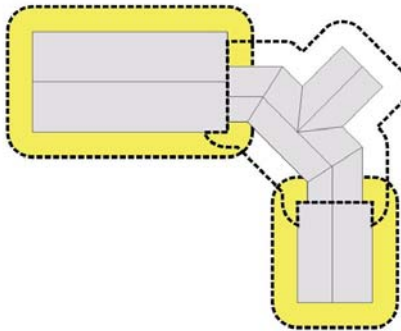
Average the ground elevations within 10 feet of the building (using the lower of existing or proposed elevations).



**Average Grade For  
A Building Wing**

**Average Grade (For Each Wing)**

Average the ground elevations within 10 feet of the building wing (using the lower of existing or proposed elevations outside of the building)



The definitions of “basement” and “average grade” are being adjusted to include the concept of a building wing.

**Basement:** A part of a building or building wing located partly underground, which is not a crawl space, having less than one-half (1/2) of its headroom below the average ~~level of the finished grade of the building or building wing measured within 10 feet of the exterior walls of the building~~ and having one or more walls fully or partially exposed. A basement shall be deemed a story and shall be counted in floor area and height measurements.

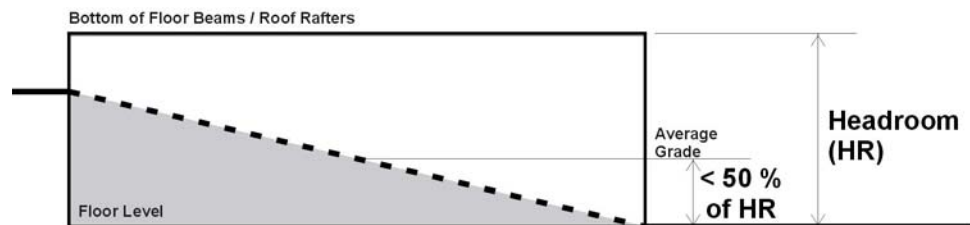
For the purposes of §31-11 (Floodplain Regulations), a basement is defined as any area of a building, including cellar or crawl space, having its floor subgrade (below ground level) on all sides.

(See Cellar, Crawl Space, Headroom)

**Cellar:** A part of a building or building wing located mostly underground which is not a crawl space, having one-half (1/2) or more of its headroom below the average ~~level of the finished grade of the building or building wing measured within 10 feet of the exterior of the walls of the building~~. A cellar shall not be deemed a story, but shall be counted in floor area and height measurements.

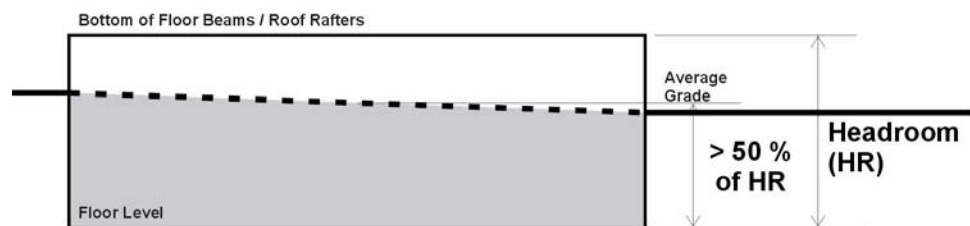
(See Basement, Crawl Space, Headroom.)

#### Basement



This is a basement since less than 50% of the Headroom (HR) is below average grade

#### Cellar



This is a cellar since 50% or more of the Headroom (HR) is below average grade

The definition of “building height” is being broken into two parts - feet and stories.

**This is because the use of stories to regulate building height is being considered for elimination.**

It is proposed that building height in residential zones will be regulated on the basis of building height (to midpoint of roof) and total height (to peak of roof). Building height in residential zones will no longer be based on the number of stories.

Building height in business zones will continue to be regulated on the basis of feet and stories. Stories are being retained since some uses are prohibited on the first floor or story of a building in some zones.

***Building  
Height (Feet)  
or Height:***

The vertical distance measured in feet from the average grade ~~average existing level of the ground~~ surrounding the building, building wing, or addition thereto ~~and within ten (10) feet thereof~~ up to:

- the midpoint height of ~~a pitched~~ any gable, hip, A-frame, salt box, gambrel or other pitched roof, or
- the level of the highest main ridge or peak or part of any dome, flat, mansard, or shed roof or any other type of structure.

In cases of buildings or building wings with more than one pitched roof and/or dormer, all pitched roofs and/or dormers must comply with allowable building height.

(Also see §32-7 for satellite dishes and antennas prohibition).

***Building  
Height  
(Stories):***

The total number of stories in a building including basements and/or half-stories.

(See Attic, Cellar, and Crawl Space)

***NEW***

A new definition of “total building height” is being added since the height of buildings will also be measured to the peak of the roof.

**Building  
Height, Total  
(Feet):**

**NEW**

The vertical distance measured in feet from the average grade surrounding the building, building wing, or addition thereto up to the highest of the following elevations:

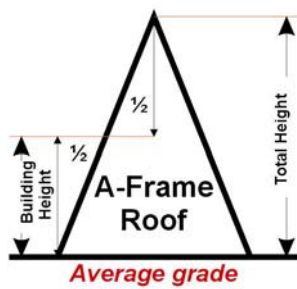
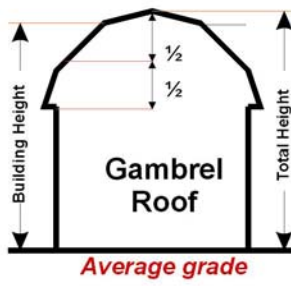
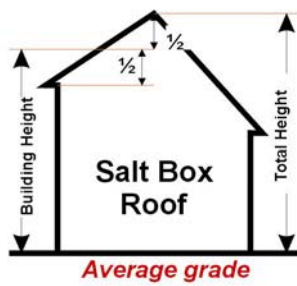
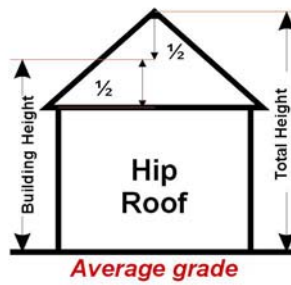
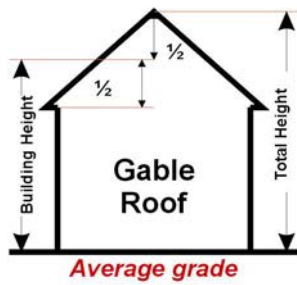
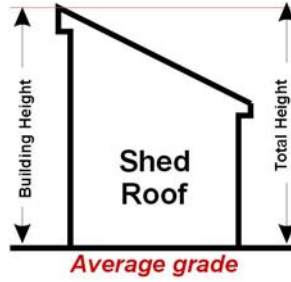
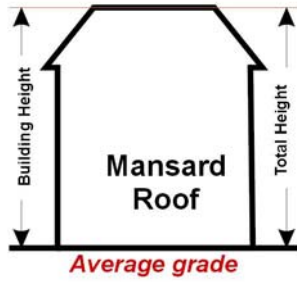
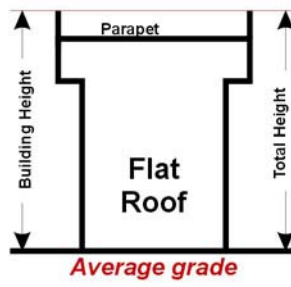
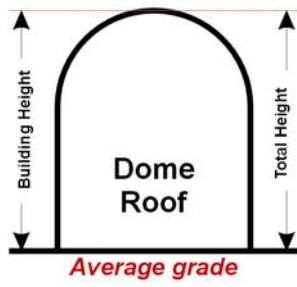
- the highest point of the highest dome, flat, mansard, or shed roof associated with that building, building wing, or addition thereto, or
- the highest point of the highest ridge, including any dormer, of all gable, hip, A-frame, salt box, gambrel or other pitched roofs associated with that building, building wing, or addition thereto.

In cases of buildings or building wings with more than one pitched roof and/or dormer, all pitched roofs and/or dormers must comply with allowable total building height. The provisions with respect to height shall apply to solar panels and roof- top mechanical equipment but shall not apply to the following:

- Roof parapets and turrets 3 feet or less in height, cupolas and domes not used for human habitation, clock towers, bell towers and roof ventilators; provided that:
  - The cumulative square foot area of these structures cannot exceed 5% of the footprint of the roof area of the building on which it is located, or 100 square feet, whichever is less; and
  - The structure shall fit within a 10 foot x 10 foot square; and
  - The structure shall not extend more than 5 feet above the ridge of the roof or top of flat roof on which it is located.
- Church spires and belfries, pole type TV antennas and chimneys.

(Also see §32-7 for satellite dishes and antennas prohibition).

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# COVERAGE

A definition of “buildable area” is being proposed to clarify the area which is used to calculate coverage. In addition, the definitions of coverage-related terms are being modified to create more consistency as to what counts to coverage.

**Buildable Area:**

**NEW**

The net area of a lot or development site available for computing maximum allowable building coverage determined as follows:

- 100% of the land area on the lot which is not covered by water-bodies, water courses, wetlands, and land of severe topography having slopes of twenty-five percent (25%) or greater, and
- no more than 20% of the land area on the lot which is covered by water-bodies, water courses, wetlands, and land of severe topography having slopes of twenty-five percent (25%) or greater.

**Coverage, Building:**

The percentage of a development site in a Non-Residence Zoning District, or the percentage of the buildable area of a lot in a Residence Zoning District, occupied or intended to be occupied by all buildings and structures as identified in the following table.

**Coverage, Total:**

The percentage of a development site in a Non-Residence Zoning District, or the percentage of the buildable area of a lot in a Residence Zoning District, occupied or intended to be occupied by all buildings, structures, parking areas, driveways, tennis courts and similar improvements as identified in the following table. ~~Patios and terraces, ... a retaining wall.~~ Parking on unpaved surfaces provided by places of worship, in excess of the minimum number of parking spaces required by §34-5 of these regulations, shall be excluded. ~~Total coverage shall ... (50%) of a tennis court.~~ Calculations shall be made on forms approved by the Planning and Zoning Commission (See Appendix D).

**Tennis Courts:**







A specially prepared level playing surface which may have either a full or partial enclosure or fence protecting a playing area for the game of tennis. A tennis court shall be deemed a structure. ~~but only 50% of its surface area shall be used in computing Total Coverage.~~

**Terrace or Patio:**

An improved or graded area located on the ground with no structural/supports other than subsurface base material and retaining walls. The concrete or other paved areas around a swimming pool which is the pool apron is considered a terrace/patio. A patio or terrace shall be flush to the ground with no air spaces beneath. ~~A terrace or patio shall ... with a retaining wall.~~ Terraces and patios shall always adhere to all required setbacks.



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Description	Total Coverage			Not Counted As Coverage	Comments
	Building	Deck / Patio / Walk	Drive / Court		
<ul style="list-style-type: none"> <li>The building area of all buildings and structures on the lot</li> <li>Covered patio, covered walkway, or breezeway generally as measured by the exterior walls or columns</li> <li>Any portion of a roof overhang located <u>more than</u> 36 inches from the building</li> <li>Any portion of a bow / bay window <u>more than</u> 36 inches from the building</li> <li>Open porch or closed porch</li> <li>Minor detached accessory structure (more than 200 SF in area or situated on a permanent foundation)</li> <li>An emergency generator or HVAC equipment located more than 10 feet from the principal building</li> </ul>	      	   <b>CHANGE</b>   <b>NEW</b>			   Counts if window seat or have structural support      Does not count today
<ul style="list-style-type: none"> <li>Deck</li> <li>Patios, terraces</li> <li>Uncovered walkways</li> <li>Exterior stairs</li> <li>Basement hatchway doors</li> </ul>	    	 <b>CHANGE</b> <b>CHANGE</b> <b>CHANGE</b> 			 Counts if any part more than 3' above ground Count if more than 3' wide Count if more than 5' wide
<ul style="list-style-type: none"> <li>Driveways</li> <li>Swimming pool</li> <li>Tennis court, sports court, or other on-grade recreation surfaces</li> <li>Paddle tennis court</li> <li>Minor detached accessory structure (less than 200 SF in area) not situated on a permanent foundation</li> </ul>		    	 <b>CHANGE</b> <b>CHANGE</b> <b>CHANGE</b> <b>CHANGE</b>		 May count as building coverage currently 50% of surface area may count as coverage Count as building coverage today Count as building coverage currently
<ul style="list-style-type: none"> <li>That portion of an overhang located <u>no more than</u> 36 inches from the building</li> <li>Trellis, pergola, etc. with no roof over grass, stone or mulch</li> <li>Small accessory or ornamental features such as a bird bath, well casing, etc. over grass, stone or mulch</li> <li>Transformers or signal boxes on private property</li> <li>Signs / fences</li> <li>An emergency generator or HVAC equipment located within 10 feet of the principal building</li> <li>Freestanding walls / retaining walls</li> </ul>			 <b>CHANGE</b>      	      	 Building coverage if more than 8' high

In addition, the Commission is considering how to manage building coverage in the residential zones. One option is to establish a specific percentage in each zone regardless of lot size (see Option 1 below). Another option is to establish a specific amount based on the lot size regardless of zone (see Option 2 below).

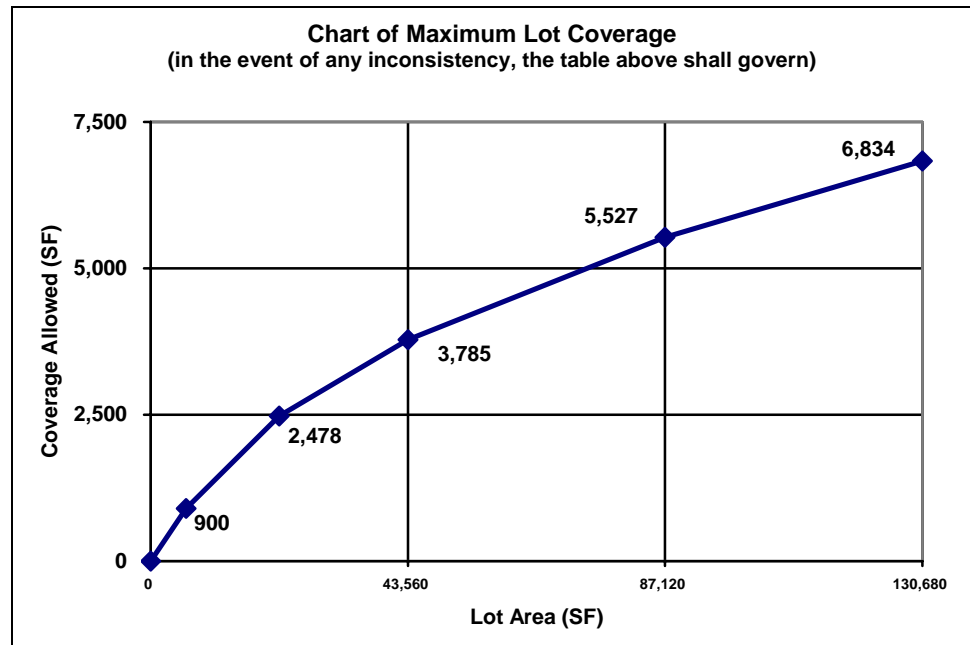
### Option 1 - Based On Zone

	AAA	AA	A	B
<b>Maximum Coverage for:</b>				
<b>Buildings</b>	7.5%	10%	12.5%	15%
<b>Decks, Patios, Walks</b>	10%	7.5%	7.5%	12.5%
<b>Drives, Courts</b>	10%	10%	7.5%	10%
<b>Maximum Total Coverage for all categories</b>	25%	25%	25%	35%

### Option 2 - Based On Lot Size

The building coverage in a residential zone shall not exceed the following:

Lot Area	Allowed Lot Coverage
Less than 6,000 SF	15% of the lot area
6,000 to 21,779 SF	900 SF plus 10.0% of the lot area in excess of 6,000 SF
21,780 to 43,559 SF	2,478 SF plus 6.0% of the lot area in excess of 21,780 SF
43,560 to 87,119 SF	3,785 SF plus 4.0% of the lot area in excess of 43,560 SF
87,120 or more	5,527 SF plus 3.0% of the lot area in excess of 87,120 SF



# SETBACKS

So that buildings in residential zones relate better to the properties that surround them, a new “side setback height limitation” is being considered.

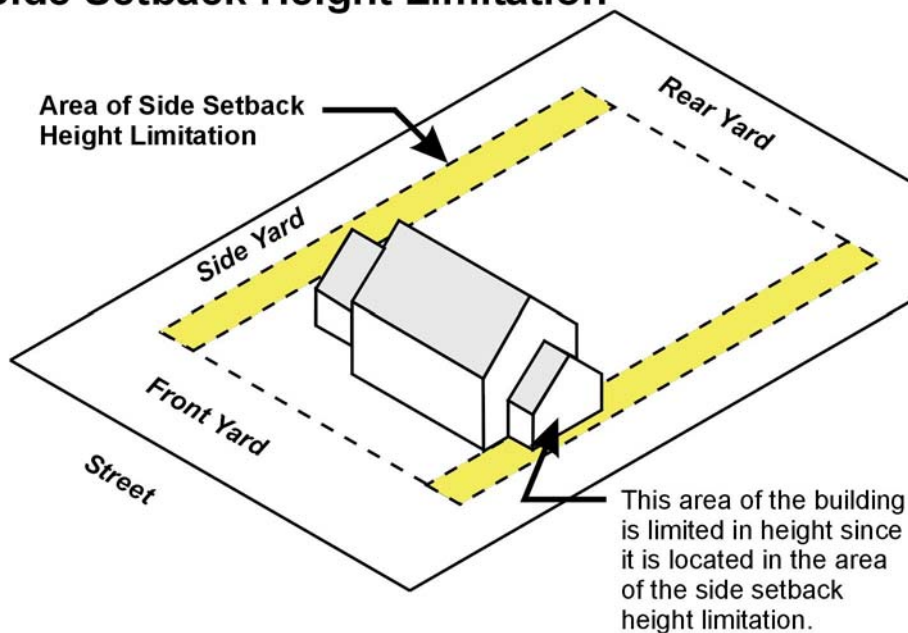
In essence, portions of buildings (building wings) located closer to a side property line would be limited in height. Taller buildings (and building wings) will continue to be allowed provided they are located further away from the property line.

**Side Setback Height Limitation** A limitation on the height of a building, a building wing, or a portion thereof which is located within a specified distance from the setback for the side lot line.

**NEW**

For the purpose of the side Setback height limitation, average grade, building height and total building height shall be determined solely on the basis that the portion of the building within the setback distance is a separate wing (or distinct portion) of the building.

## Side Setback Height Limitation



# REGULATIONS

## §11 Residence AAA District

The total building height limitation is new. The side setback height limitation is new. ***The building coverage limitation is new.*** The deck/patio/walk coverage limitation is new. The drives/courts coverage limitation is new.

### 11-4 Setbacks (See §31-4 through §31-8, also.)

Unless otherwise provided in these Regulations, every building, structure and use in the Residence AAA District shall observe the following setbacks. No principal building, structure or use, or accessory building or structure shall extend closer than fifty (50) feet from any street line or lot line.

Lot Size (square feet)	Front Setback	Side Setback	Rear Setback
0 to 5,999	20 feet	7.5 feet	25 feet *
6,000 to 10,889	30 feet	7.5 feet	25 feet
10,890 to 21,779	30 feet	10 feet	25 feet
21,780 to 43,559	30 feet	15 feet	25 feet
43,560 to 65,339	30 feet	25 feet	25 feet
65,340 to 87,119	50 feet	50 feet	50 feet
87,120 or more	50 feet	50 feet	50 feet

\* On lots with less than 6,000 square feet of lot area, accessory buildings or structures may observe a 15 foot rear setback.

### 11-5 Height

11-5.1 **Midpoint Height** - After << effective date >>, ~~No no~~ principal building, building wing, or other structure in the Residence AAA District shall exceed ~~three (3) stories and a~~ the building height specified below of forty (40) feet.

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	26 feet	27 feet	26 feet	27 feet
6,000 to 43,559	26 feet	30 feet	26 feet	30 feet
43,560 to 87,119	28 feet	32 feet	32 feet	34 feet
87,120 or more	32 feet	32 feet	37 feet	37 feet

- 11-5.2 **Total Height** - After << effective date>>, no principal building, **building wing**, or other structure in the Residence AAA District shall exceed the total building height specified below.

**NEW**

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	30 feet	32 feet	30 feet	32 feet
6,000 to 43,559	30 feet	35 feet	35 feet	35 feet
43,560 to 87,119	36 feet	40 feet	40 feet	40 feet
87,120 or more	36 feet	40 feet	40 feet	45 feet

- 11-5.3 **Side Setback Height Limitation (see Definition)** - After << effective date>>, no part of a building in the Residence AAA District located within 10 feet of the side lot line setback shall exceed:

**NEW**

- 60 percent of the building height (midpoint) limitation specified in 11-5.1, or
- 70 percent of the total building height limitation specified in 11-5.2.

- 11-5.4 **Accessory Building** - No accessory building or structure shall exceed one story and a **building** height (**midpoint**) of sixteen (16) feet, except barns as defined in §11-2.4.7.

#### 11-6 Coverage (See Definitions)

- 11-6.1 **Building Coverage** - After << effective date>>, building coverage in the Residence AAA District shall not exceed seven-and-one-half percent (7.5%) of the buildable area of the lot.

**NEW**

- 11-6.1 **Deck / Patio / Walk Coverage** - After << effective date>>, coverage in the Residence AAA District associated with decks, patios, walks and similar improvements shall not exceed ten percent (10%) of the **buildable** area of the lot.

**NEW**

- 11-6.1 **Drives / Courts Coverage** - After << effective date>>, coverage in the Residence AAA District associated with drives, courts and similar improvements shall not exceed ten percent (10%) of the **buildable** area of the lot.

**NEW**

- 11-6.2 **Total Coverage** - After << effective date>>, ~~The total coverage in the Residence AAA District shall not exceed twenty-five percent (25%) of the **buildable** area of the lot. Total coverage shall include 50% of the surface area of tennis courts.~~

## §12 Residence AA District

The total building height limitation is new. The side setback height limitation is new. **The building coverage limitation is new.** The deck/patio/walk coverage limitation is new. The drives/courts coverage limitation is new.

### 12-4 Setbacks (See §31-4 through §31-8, also.)

Unless otherwise provided in these Regulations, every building, structure and use in the Residence AA District shall observe the following setbacks. No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line or twenty-five (25) feet from any side or rear lot line.

Lot Size (square feet)	Front Setback	Side Setback	Rear Setback
0 to 5,999	20 feet	7.5 feet	25 feet *
6,000 to 10,889	30 feet	7.5 feet	25 feet
10,890 to 21,779	30 feet	10 feet	25 feet
21,780 to 43,559	30 feet	15 feet	25 feet
43,560 or more	30 feet	25 feet	25 feet

\* On lots with less than 6,000 square feet of lot area, accessory buildings or structures may observe a 15 foot rear setback.

### 12-5 Height

12-5.1 **Midpoint Height** - After << effective date >>, ~~no~~ principal building, building wing, or other structure in the Residence AA District shall exceed ~~three (3) stories and a the building height specified below of forty (40) feet.~~

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	26 feet	27 feet	26 feet	27 feet
6,000 to 43,559	26 feet	30 feet	30 feet	30 feet
43,560 or more	32 feet	32 feet	32 feet	37 feet

- 12-5.2 **Total Height** - After << effective date>>, no principal building, building wing, or other structure in the Residence AA District shall exceed the total building height specified below.

**NEW**

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	30 feet	32 feet	30 feet	32 feet
6,000 to 43,559	30 feet	35 feet	35 feet	35 feet
43,560 or more	36 feet	40 feet	37 feet	45 feet

- 12-5.3 **Side Setback Height Limitation (see Definition)** - After << effective date>>, no part of a building in the Residence AA District located within 10 feet of the side lot line setback shall exceed:
- 60 percent of the building height (midpoint) limitation specified in 12-5.1, or
  - 70 percent of the total building height limitation specified in 12-5.2.

**NEW**

- 12-5.4 **Accessory Building** - No accessory building or structure shall exceed one story and a building height (midpoint) of sixteen (16) feet, except barns as defined in §11-2.4.7.

#### 12-6 Coverage (See Definitions)

- 12-6.1 **Building Coverage** - After << effective date>>, building coverage in the Residence AA District shall not exceed ten percent (10%) of the buildable area of the lot.

**NEW**

- 12-6.1 **Deck / Patio / Walk Coverage** - After << effective date>>, coverage in the Residence AA District associated with decks, patios, walks and similar improvements shall not exceed seven-and-one-half percent (7.5%) of the buildable area of the lot.

**NEW**

- 12-6.1 **Drives / Courts Coverage** - After << effective date>>, coverage in the Residence AA District associated with drives, courts and similar improvements shall not exceed ten percent (10%) of the buildable area of the lot.

**NEW**

- 12-6.2 **Total Coverage** - After << effective date>>, ~~The total coverage in the Residence AA District shall not exceed twenty-five percent (25%) of the buildable area of the lot. Total coverage shall include 50% of the surface area of tennis courts.~~

## §13 Residence A District

The total building height limitation is new. The side setback height limitation is new. **The building coverage limitation is reduced.** The deck/patio/walk coverage limitation is new. The drives/courts coverage limitation is new.

### 13-4 Setbacks (See §31-4 through §31-8, also.)

~~Unless otherwise provided in these Regulations, every building, structure and use in the Residence A District shall observe the following setbacks. No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line, fifteen (15) feet from any side lot line, or twenty-five (25) feet from any rear lot line.~~

Lot Size (square feet)	Front Setback	Side Setback	Rear Setback
0 to 5,999	20 feet	7.5 feet	25 feet *
6,000 to 10,889	30 feet	7.5 feet	25 feet
10,890 to 21,779	30 feet	10 feet	25 feet
21,780 or more	30 feet	15 feet	25 feet

\* On lots with less than 6,000 square feet of lot area, accessory buildings or structures may observe a 15 foot rear setback.

### 13-5 Height

13-5.1 **Midpoint Height** - After << effective date >>, ~~no~~ principal building, **building wing**, or other structure ~~in the Residence A District located north of the railroad tracks shall exceed two and one-half stories (2-1/2) and a the building height specified below of thirty-five (35) feet. No principal building or structure located south of the railroad tracks shall exceed two (2) stories and a height of twenty-six (26) feet.~~

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	26 feet	27 feet	26 feet	27 feet
6,000 to 21,779	26 feet	30 feet	26 feet	30 feet
21,779 or more	26 feet	30 feet	26 feet	30 feet



- 13-5.2 **Total Height** - After << effective date>>, no principal building, building wing, or other structure in the Residence A District shall exceed the total building height specified below.

**NEW**

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	30 feet	32 feet	30 feet	32 feet
6,000 to 21,779	30 feet	35 feet	30 feet	35 feet
21,779 or more	30 feet	35 feet	30 feet	35 feet

- 13-5.3 **Side Setback Height Limitation (see Definition)** - After << effective date>>, no part of a building in the Residence A District located within 10 feet of the side lot line setback shall exceed:
- 60 percent of the building height (midpoint) limitation specified in 13-5.1, or
  - 70 percent of the total building height limitation specified in 13-5.2.

**NEW**

- 13-5.4 **Accessory Building** - No accessory building or structure shall exceed one story and a building height (midpoint) of sixteen (16) feet, except barns as defined in §11-2.4.7.

### 13-6 Coverage (see definitions)

- 13-6.1 **Building Coverage** - After << effective date>>, ~~The~~ building coverage in the Residence A District shall not exceed twelve-and-one-half percent (12.5%) of the buildable area of the lot ~~fifteen percent (15%) of the lot area~~.

**NEW**

- 13-6.1 **Deck / Patio / Walk Coverage** - After << effective date>>, coverage in the Residence A District associated with decks, patios, walks and similar improvements shall not exceed seven-and-one-half percent (7.5%) of the buildable area of the lot.

**NEW**

- 13-6.1 **Drives / Courts Coverage** - After << effective date>>, coverage in the Residence A District associated with drives, courts and similar improvements shall not exceed seven-and-one-half percent (7.5%) of the buildable area of the lot.

**NEW**

- 13-6.2 **Total Coverage** - After << effective date>>, ~~Total~~ total coverage in the Residence A District shall not exceed twenty-five percent (25%) of the buildable area of the lot. ~~Total coverage shall include 50% of the surface area of tennis courts.~~

## §14 Residence B District

The total building height limitation is new. The side setback height limitation is new. The deck/patio/walk coverage limitation is new. The drives/courts coverage limitation is new.

### 14-4 Setbacks (See §31-4 through §31-8, also.)

~~Unless otherwise provided in these Regulations, every building, structure and use in the Residence B District shall observe the following setbacks. No principal building, structure or use shall extend closer than twenty (20) feet from any street line, seven and a half (7-1/2) feet from any side lot line or twenty-five (25) feet from any rear lot line. No accessory building or structure shall extend closer than twenty (20) feet from a street line and seven and a half (7-1/2) feet from the side line and fifteen (15) feet from the rear lot line.~~

Lot Size (square feet)	Front Setback	Side Setback	Rear Setback
0 to 5,999	20 feet	7.5 feet	25 feet *
6,000 or more	20 feet	7.5 feet	25 feet *

\* Accessory buildings or structures may observe a 15 foot rear setback.

### 14-5 Height

14-5.1 ~~Midpoint Height - After << effective date>>, no principal building, building wing, or other structure in the Residence B District located north of the railroad tracks shall exceed two and one-half stories (2-1/2) and a the building height specified below of thirty-five (35) feet. No principal building or structure located south of the railroad tracks shall exceed two (2) stories and a height of twenty-six (26) feet.~~

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	26 feet	27 feet	26 feet	27 feet
6,000 or more	26 feet	30 feet	26 feet	30 feet

14-5.2 ~~Total Height - After << effective date>>, no principal building, building wing, or other structure in the Residence B District shall exceed the total building height specified below.~~

Lot Size (square feet)	With Cellar		With Basement	
	South of RR Tracks	North of RR Tracks	South of RR Tracks	North of RR Tracks
0 to 5,999	30 feet	32 feet	30 feet	32 feet
6,000 or more	30 feet	35 feet	30 feet	35 feet

**NEW**

- 14-5.3 **Side Setback Height Limitation (see Definition)** - After << effective date>>, no part of a building in the Residence B District located within 7.5 feet of the side lot line setback shall exceed:
- 60 percent of the building height (midpoint) limitation specified in 13-5.1, or
  - 70 percent of the total building height limitation specified in 13-5.2.
- 14-5.4 **Accessory Building** - No accessory building or structure shall exceed one story and a building height (midpoint) of sixteen (16) feet.
- 14-6 Coverage (see definitions)**
- 14-6.1 **Building Coverage** - After << effective date>>, ~~The~~ building coverage in the Residence B District shall not exceed fifteen percent (15%) of the buildable area of the lot of the lot area.
- 14-6.1 **Deck / Patio / Walk Coverage** - After << effective date>>, coverage in the Residence B District associated with decks, patios, walks and similar improvements shall not exceed twelve-and-one-half percent (12.5%) of the buildable area of the lot.
- 14-6.1 **Drives / Courts Coverage** - After << effective date>>, coverage in the Residence B District associated with drives, courts and similar improvements shall not exceed ten percent (10%) of the buildable area of the lot.
- 14-6.2 **Total Coverage** - After << effective date>>, ~~Total~~ total coverage in the Residence B District shall not exceed thirty-five percent (35%) of the buildable area of the lot.

**NEW**

**NEW**

**NEW**

**March 9, 2007**

## Notes & Comments

[illegible]

# Planimetrics

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